

**ANCRAM PLANNING BOARD
MEETING MINUTES
September 4th 2014**

Board Members Present: John Ingram (Chair), Erin Robertson, Terry Boyles, Ann Rader, Dennis Sigler, Joseph Crocco, Jamie Purinton, Colleen Lutz (clerk)

Board Member(s) Absent: Bob Roche (alt)

Additional Present: Elizabeth Demetriades, Andrew Didio, Chad Lindberg, Patrick Walker, Sally Brody, Mel Hertzberg, Bonnie Hundt

On September 4th, 2014 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by Chair John Ingram.

Ms. Robertson asked if additional information found on the site visit should be added to the minutes. The Chair stated that the minutes are the record of the meeting and things that happened outside of the meeting should not be added at a later date.

Mr. Boyles stated that the minutes should be amended to include he had recused himself from the Cohen/Zieve application and any comments he made were on behalf of the applicant and not comments made as a board member.

Joseph Crocco made a motion to accept the minutes with the changes noted above. Terry Boyles seconded the minutes and the board unanimously approved the minutes

The clerk stated she had received the “Nuggets and Nibbles”

There was no other correspondence to the Board.

Agenda Items:

OLD BUSINESS

Cohen/Zieve:

Parcel ID 197.3-1-42

Ms. Demetriades, representative for the applicant, appeared before the board. She stated that they had delineated the wetland at the Board’s request. The boundaries had been added to the survey by Taconic Engineering DPC, represented by Chad Lindberg. Sheet C-1 shows the wetland boundaries and driveway access and turnaround as requested by the board.

Mr. Crocco asked if there was a grading plan. Ms. Demetriades stated that there is.

Ms. Purinton asked how the residence will be connected to the pond; will there be an additional road created.

Ms. Demetriades stated that the applicant will not be putting in a new road to access the pond; they plan to use the preexisting farm road. She stated that there would be less disturbance that way.

Mr. Crocco asked about the amount of disturbance.

Mr. Didio stated that the area of disturbance was close to 2 acres and that the applicant had filed a NOI with the NYS DEC in accordance to Storm Water Prevention and Protection Plan regulations.

Mr. Crocco questioned the rear setback and stated that the rear yard is incorrect on the plan.

Mr. Sigler stated that it is on a private road as it accesses more than one additional property.

Ms. Demetriades read the definition of a front yard as per Ancram Zoning Ordinance and stated that she felt the setback and yard locations were correct.

Mr. Crocco stated he is concerned about setting a precedent, he stated the board needs to follow the rules.

Ms. Purinton stated she felt the plan is consistent with what has been done in the past. Ms. Purinton stated that the setback is created to protect the neighbors and neighborhood in which the property is located. In this case, having the driveway access and front, rear and side yards located in the plan will not affect the overall character of the neighborhood.

Mr. Dido stated that the DOH septic design has been submitted to the CCDOH for approval.

Mr. Lindberg stated that their designs are consistent with the DOH designs. The design and location was altered due to the delineation of the wetland. The applicants decided to go to a sediment system to filter and clarify the effluent

Ms. Robertson asked if the silt piles will be protected. The applicant stated they planned to maintain silt fence for the project.

Ms. Purinton stated that it was important to remove the fence after the completion of the project to minimize disturbance to migratory amphibians in the wetland.

Mr. Sigler made a motion to approve the ASPR plan with no additional conditions. Ms. Robertson seconded the motion and the Board unanimously approved.

NEW BUSINESS

Sally Brody and Mel Hertzberg

Lot Line Adjustment

Parcel # 220.-1-26.11

Ms. Brody and Mr. Hertzberg appeared before the Board to propose the consolidation of two adjacent lots located on Pooles Hill Road to their property located at 3778 State Route 82 in Ancramdale, NY 12503. Ms. Brody stated that they had recently purchased the lots which totaled 9 acres, removed the structures on them and would like to merge them to the parcel they currently own on Route 82 which was approximately 66 acres in size.

Ms. Purinton asked if there was a right of way that previously existed. She noted one of the map showed one.

Ms. Brody stated that there was a right of way set up prior to this purchase, where she had exchanged 3 acres of her current parcel to have a right of way through to Pooles Hill Road. She stated the right of way would now become obsolete as she now owned the parcel the right of way went through.

Mr. Boyles gave a brief explanation of where the house was and described it to the Board as open farmland and forest.

The Chair stated that it appeared that Ms. Brody just wants to get rid of the lot lines, make it one parcel and have only one tax bill.

A motion for sketch plan approval was made by Jamie Purinton and seconded by Terry Boyles. The Board members present unanimously agreed, the motion carried.

The Chair requested that the public hearing be set for October 2nd, 2014 at 7:00pm.

Discussion

Ms. Robertson and Ms. Purinton stated that the CAC would be holding an informational session in the evening on September 20th, 2014 to discuss the Natural Resources Plan. Refreshments will be served.

The Clerk asked if this would count toward training hours.

The Chair stated that he felt it would be appropriate, and would allow for 1 hour of training.

The Chair also discussed the need to make sure applicant has expressed permission to conduct a site walk on their property, by members of the Board. If the applicant prefers to be present, a formal meeting will be scheduled.

The clerk stated that she will add a clause about this in the application forms of the planning board and the ZBA.

There being no more business to attend to, a motion to adjourn was made by Dennis Sigler and seconded by Erin Robertson. The Board unanimously voted in favor and the meeting was adjourned at 8:45 PM.

Respectfully Submitted
Colleen Lutz
Planning Clerk
Town of Ancram